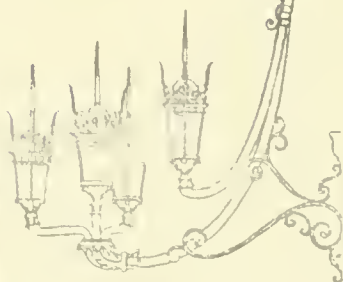


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DEVELOPER'S KIT

PREPARED BY

BOSTON REDEVELOPMENT AUTHORITY

FOR

Property

Parcel No.

99 Cedar Street	20
101 Cedar Street	19
103 Cedar Street	18
105 Cedar Street	17
63 Highland Street	16
23 Linwood Street	15
8 Cedar Park	28

*Kittredge Square
(Model Cities)*

DEVELOPER'S KIT
PREPARED BY
BOSTON REDEVELOPMENT AUTHORITY
FOR

<u>Property</u>	<u>Parcel No.</u>
99 Cedar Street	20
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DEVELOPER'S KIT

(All of the items listed in the Contents constitute the Developer's Kit)

<u>Developer Requirements</u>	<u>Page</u>
General Information and Requirements	1
Letter of Intent	3
Rehabilitation Requirements	5
Design Requirements	5
Design and Planning Objectives	7
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Legal and Financial Ability	8
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Public Disclosure Statement

Appendix I

Map Indicating Location of Buildings

Appendix II,

GENERAL INFORMATION AND REQUIREMENTS

1. Rehabilitation proposals may be submitted for one, all, or any combination of properties listed in this offering.
2. A suggested Letter of Intent is included in this kit and must accompany each submission of a proposal for the rehabilitation of the properties.
3. It is the intention of the Authority that the seven (7) properties shall be rehabilitated for residential dwelling units.
4. Disposition prices of the properties are presently being determined by independent appraisers and are not criteria for submission.
5. Proposals will be evaluated on the basis of their conformity with the requirements of the Developer's Kit, State and City Building and Zoning Codes and with the Land Use and Building Controls of the Kittredge Square (Mass. R-167) Urban Renewal Plan.

6. If there is in the opinion of the Authority an insufficient number of developers who indicate an interest in rehabilitating the property, the Director may request the Authority to readvertise the availability of the properties.
7. The Authority reserves the right to reject any or all proposals submitted for the proposed rehabilitation.
8. The buildings in this offering will be available for inspection on Friday mornings between 9:00 a.m. and 12:00 noon, each week during the offering period by contacting Mr. William Norton of the BRA at 722-4300, Ext. 393.

LETTER OF INTENT

Letters of Intent, addressed to Mr. Robert McGilvray, Chief of Rehab, Boston Redevelopment Authority, 185 State Street, Boston, Massachusetts 02109, must be submitted on or before 5:00 p.m. Wednesday, September 5, 1979.

All proposals shall conform to the suggested Letter of Intent outlined on the following page and shall include the following:

- (a) The developer's name and address, breakdown of rehabilitation costs, bank references, statement of available funds, name of contractor and architect to be used, and a timetable for completion of the proposed rehabilitation. If the developer is a contractor, the name of the corporate organization, address, principal officer and financial backers, previous development experience (location, costs, architect, contractors and references) should be included.
- (b) Address of property proposed for rehabilitation.
- (c) Statement that the developer intends to rehabilitate the property in accordance with controls of the developer's kit.

- (d) Statement that the developer intends to work with the COMMUNITY in making_housing available to community residents.
- (e) Proposed method of financing rehabilitation.
- (f) Name of architect to be retained if designated developer.
- (g) Completed Public Disclosure Forms HUD - 6004.

REHABILITATION REQUIREMENTS

It is the intent of the Authority that the rehabilitation activity in the Kittredge Square Urban Renewal Area will create decent, safe, and sanitary structures, providing the greatest degree of amenity, usefulness, and livability for the occupants and users thereof, and provide a more wholesome framework of environmental conditions better suited to meet the requirements of contemporary living. Compliance with all City Codes is also required.

A general rehabilitation guide has been included in this developer's kit and is intended as a guide to rehabilitation planning for the developer making a proposal. A copy of the Kittredge Square Urban Renewal Plan; Chapter 403 Rehabilitation, has also been included as a guide.

DESIGN REQUIREMENTS

1. The Kittredge Square Area has been determined as eligible for listing on the National Register of Historic Places.
2. It should be emphasized that only straightforward exterior treatments which recognize the inherent characteristics of these buildings are allowed. Any attempts to change the basic character will be rejected.
3. Staff members of the Authority will be available for consultation with prospective developers and their architects.

4. Interested developers should submit the name of the architect or architectural firm they intend to engage, if any, when submitting their Letter of Intent.
5. All proposals are subject to design review, comment and approval by the Boston Redevelopment Authority, prior to disposition of the parcels.

DESIGN AND PLANNING OBJECTIVES

1. All brick and masonry shall be cleaned and invisibly patched where necessary. All new work must match existing in color, size and bond.
2. Exterior brick and masonry shall not be painted. When already painted, paint shall be removed.
3. No bright metal is allowed for window or door frames, gutters, downspouts, or in any other element.
4. All exterior color samples must be submitted to the Authority for approval.
5. No additions to the building will be allowed beyond the existing property lines. This includes air conditioning units.
6. All exhaust fans must be vented upward to the roof.
7. All original openings must be preserved.

SPECIAL OBJECTIVES, CONDITIONS AND CONTROLS

1. The properties being offered are currently being appraised by independent appraisers and will be sold subsequent to Federal Department of Housing and Urban Development concurrence on price.
2. The properties to be rehabilitated will come under the Kittredge Square Urban Renewal Plan guidelines, Chapter 403 Rehabilitation, contained in this kit.

LEGAL AND FINANCIAL ABILITY

The developer will be required to specify the form of entity that will take title to the property, cause the property to be rehabilitated and/or rent the completed units. The developer will be required to demonstrate that he has the authority to carry out these activities. He will also be required to indicate the type of financing program contemplated to complete the rehabilitation of the property.

SELECTION CRITERIA

All development proposals will be judged, among other things, in accordance with the stated criteria; with special consideration being given to:

1. Developers who intend to be owner-occupants.
2. Developers who provide economic rentals consistent with community objectives, i.e. decent, safe, sanitary housing at reasonable rents for residents of the Community.
3. Quality of design and soundness of program that will complete the highest quality of rehabilitation in the shortest time.
4. Developers who possess the Financial qualifications to undertake the rehabilitation.

Developers will be selected on the following basis:

1. First preference will be given to relocatees from the project area.
2. Second preference will be given to relocatees from other Urban Renewal Areas or those displaced by other governmental action.
3. Third preference will be given to residents of the project area.
4. Fourth preference others.

SUBMISSION OF LETTER OF INTENT

Letters of Intent, addressed to Mr. Robert McGilvray, Chief of Rehab, Boston Redevelopment Authority, 185 State Street, Boston, Massachusetts, must be submitted by 5:00 P.M. on Wednesday, September 5, 1979, and must be accompanied by all of the documents referred to in the advertisement dated Sunday, July 29, 1979. Developers should submit completed form HUD 6004, Redeveloper's Statement for Public Disclosure, and Statement of Qualifications and Financial Responsibility. Any additional information respecting financial responsibility, such as tenancy commitments, if any; statement of discussion with prospective tenants; equity commitments from other sources, if any; mortgage loan discussions and preliminary letters of commitment should be included. These documents should be clear and concise, leaving no margin for interpretation, in order to enable the Authority staff to properly evaluate all proposals.

After the staff of the Authority has reviewed and evaluated all the proposals and materials submitted with the Letters of Intent, they may recommend to the Authority the necessary public disclosure of the name of the developer, together with the names of its officers and investors, if any, and the terms of the proposal to be made, in compliance with the policies and procedures established by the Boston Redevelopment Authority and in accordance with Federal Regulations.

GENERAL REHABILITATION GUIDE

BOSTON REDEVELOPMENT AUTHORITY
KITTREDGE SQUARE (MASS. R-167) URBAN RENEWAL AREA

INTRODUCTION

The following is intended as a general guide to the rehabilitation of structures within the KITTREDGE SQUARE URBAN RENEWAL AREA.

The general rule lists the usual items of work required or desired when a multi-story masonry building is being rehabilitated.

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PAGE

DEMOLITION
EXTERIOR WALLS
ROOFING
INTERIOR
APARTMENTS
PLUMBING
HEATING
ELECTRICAL
GENERAL NOTES

DEMOLITION:

1. Remove all existing plaster where necessary, wood or metal sheathing on walls or ceilings, wood or metal partitions, doors and refrigerator boxes, plumbing fixtures, supply lines, waste and vent stacks, wiring and fuse boxes, heating systems and fixtures, elevator machinery, guide rails, penthouses, roof covering and stair stringers. All of the demolition debris is to be removed from the site by the contractor. Masonry fillers on wood or plank floors shall be treated, repaired, or removed, as appropriate.

EXTERIOR WALLS:

1. Remodel front wall at first floor level. Install new entrance door and frame with appropriate side lights. Door hardware to include self closing device, rigid hardware, screwless shank, buzzer and striker type lock and must be operable in the direction of egress from the inside without the use of a key.
2. Repair and point masonry walls, including sills and lintels. Mortar used in pointing shall match the existing mortar as closely as possible. Masonry walls shall be washed down with an appropriate solution or steam cleaned after pointing has been completed. Defective or ruptured masonry sections shall be rebuilt to match existing sound sections.
3. Remove all windows and install new window units consisting of bronze aluminum thermopane sash and frames. Wood sash and frame specifications may be submitted to BRA Design Staff for review. Basement windows may be of the louvered type, equipped with protective screens.

ROOFING:

1. Existing roofing shall be inspected for repair or replacement.
 - o Repairs shall be accomplished by cutting out worn, missing or damaged sections and installing new roofing material. Remove and replace rotted or damaged roof sheathing, and re nail loose boards.

- o New roofing shall not be installed over the old roofing. Manufacturer's recommendations and generally accepted practices of the trade shall be used when installing the new roofing.
 - o Samples of roofing material should be submitted to the BRA Design Review Staff for approval of color and texture.
2. Apply watertight flashing at all intersections of the roof with vertical surfaces, coves, rakes, edges, chimneys, skylights, drains, etc., and install a gravel cleat on built up roof edges.
 3. Install new gutters where appropriate and adequate downspouts which shall be connected to the storm drain.
 4. As appropriate, install new skylights. Skylights shall be of the type approved by the Building and Fire Code and shall be flashed properly at the roof line.
 5. Masonry parapet walls shall be pointed and flashed both at the cap and intersecting roof line. Chimneys shall be pointed and flashed properly.

INTERIOR:

Main Stairwell:

1. New stairs and stair enclosure, if constructed from the first floor to the top floor, shall be built according to the provisions of the Building Code and shall not be less than 36" wide and shall have a handrail at each side. The stair enclosure shall consist of a 2 hour fire rated partition containing self closing Class B fire doors and the wall finish inside and outside the enclosure shall meet a Class A flame spread rating (0 to 25). Stair framing shall be of fireproof construction. Install a new 1 3/4" solid core wood door and frame to separate the first floor from the basement. This door shall have appropriate hardware, including a self closing device. Repair or replace existing basement stairs.

Secondary Egress:

EGRESS SHALL BE IN KEEPING WITH THE REGULATIONS AS SET FORTH BY THE BUILDING CODE OF THE CITY OF BOSTON.

Alternative means of secondary egress will be reviewed and may be approved if they meet the appropriate codes specification.

APARTMENT INTERIORS:

1. All wall finishes inside the apartment shall have at least a Class B flame spread rating (26-75) and may be exposed masonry. All openings in masonry fire (party) walls are to be blocked in with similar masonry. Repair and repoint interior brickwork, or sand blast as needed.
2. CEILINGS MAY BE ROCK LATH AND PLASTER OR OTHER FIRE RESISTIVE MATERIAL
3. New partitions may be 2 x 4, 16" o.c., wire lath or rock lath and plastered, sheetrock (taped, sanded and painted) or bonded sheetrock with plaster skim coat.
4. Floors are to be finished in either wood, vinyl asbestos tile, or wall to wall carpeting over a layer of 5/8" plyscore, fastened with screw nails.

5. Bathrooms may be located per plan and should contain a typical 3 piece bathroom set with shower at tub, and the walls may be finished with ceramic tile up to a 4 foot dado and 5 feet in the tub enclosure. A lighted medicine cabinet, hollow core door with bathroom passage set, and mechanical ventilation, switched with ceiling light, shall be installed. Other wall finish materials may be acceptable to the BRA Design Staff, through the review process.
6. Closets shall be 24" in depth, and shall contain sliding hollow core doors, coat pole and shelf.
7. Kitchens shall contain a new stove, counter sink with disposal, new base and wall cabinets with countertop and backsplash, refrigerator, range hood and mechanical ventilation (at least 2 CFM of air per sq. ft. of floor space).
8. Apartment entrance doors shall conform to all fire and egress regulations. Interior doors may be hollow core wood, with appropriate hardware.

BASEMENT:

1. Patch and repair concrete floor and walls with waterproof cement and/or grout. Walls are to be painted with a waterproof paint.
2. Supply and install aluminum backed fibreglass insulation at basement ceiling. Ceiling to be wire lath and plastered, omitting the final or "skim" coat of plaster.

PLUMBING:

1. Install new 4" cast iron sanitary waste and vent lines to service each apartment. A separate storm waste and vent line shall be installed to conduct roof drains from the building.
2. Individual vents of 2" copper may be installed where approved or allowed on certain fixtures. Connections shall be provided for washing machines, as appropriate.
3. Individual water supply lines to each apartment shall be of 1" copper tubing and may be reduced as appropriate to service kitchens and bathrooms.
4. All plumbing and gas work shall be installed in accordance with the State Codes and the utility company regulations.

HEATING:

1. Install a completely new heating system with adequate radiation in all apartments and public spaces. Each living unit shall be separately zoned. Heating method and fuel shall be selected by the developer.
2. Install a central or individual domestic hot water system to service each living unit.
3. All heating and hot water installation shall be performed in strict accordance with local and state codes regulations.

ELECTRICAL:

1. Install a completely new electric service, including wiring, plates, switches, meter troughs and sockets, panels, circuits, fixtures, outlets, etc. Materials and workmanship shall conform with the National Electric Code and the requirements of the Boston Edison Company.
2. Install 3 #1 wires in 1 1/2" conduit to each apartment and locate an 8 circuit panel box inside the apartment. Separate circuits are to be installed for kitchen range, appliance outlets, air conditioning outlets (if any) and lighting.
3. Convenience outlets are to be located not more than 12 feet apart, so that they will not be more than 6 feet from any point in the perimeter of the room. Outlets are not to be located behind the swing of a door in the open position. Emergency lights shall be installed at each floor landing and first floor vestibule per Ss 627.0 of the Building Code. Wiring for convenience outlets shall be run in approved raceways when located on exposed masonry wall.
4. Hall and basement lighting circuits shall be metered on a single, separate meter or tied into the owners meter. Permanent lighting fixtures shall be installed in all utility spaces.
5. Temporary light and power shall be supplied during the course of the rehabilitation work.
6. Permanent lighting fixtures shall be installed at yard or alley spaces requiring illumination.

GENERAL NOTES:

The following General Notes are those that are usually part of a rehab work write-up in an Urban Renewal Area, where the work is performed under a Direct Federal Rehab Loan:

1. All work must be done in accordance with the "Basic General Conditions and Specifications" dated January, 1972, and prepared by the Boston Redevelopment Authority.
2. All work to be done shall be subject to the regulations of the Building Code of the City of Boston.
3. Permits and licenses shall be supplied by the contractor unless otherwise specified.
4. The Contractor shall be permitted to work a minimum of eight (8) hours a day.
5. All measurements are approximate and are to be verified by the Contractor on the job.
6. All exterior repair work shall be covered with a prime coat of paint.
7. The owner will select all colors throughout.
8. Debris shall not be permitted to accumulate, and the work shall at all times be kept satisfactorily clean.

9. The decision for locations of any electrical outlets will rest with the homeowner provided said locations meet the National Electrical Code and are approved by a representative of the Boston Redevelopment Authority.
10. When puncturing walls or ceilings is necessary to facilitate the fishing or installation of electrical lines or circuits, the areas which are involved must be refinished to their former condition.
11. Labor for installation of all items shall be included in the contract price, including those items listed under "Allowances," if any.

CHAPTER IV: PROJECT PROPOSALS

Section 403: Rehabilitation Standards

All structures within the Project Area which are not designated on May 1 as "Property to be Acquired" shall be maintained at or made to conform to the following laws, codes and ordinances and any revisions and amendments thereto:

1. The "Sanitary Code of the Commonwealth of Massachusetts"
2. The "Building Code of the City of Boston"
3. The "Fire Prevention Code of the City of Boston", set out in Chapter 3 of the City Ordinances of 1959 and ratified by Chapter 312, Massachusetts Acts of 1962;
4. The "Boston Zoning Code"

The Commonwealth of Massachusetts Innholders and Common Victualers Regulations, as applied to the licensing and maintenance of lodging houses, rooming houses, and hotels;

All other applicable State and local laws, ordinances, codes and regulations; provided that where this Plan imposes a greater restriction than is imposed or required by any of the aforesaid, further, that deviations from such laws, ordinances, codes and regulations may be granted and approved as provided under Chapter 121 A and Chapter 121 B, Massachusetts General Laws and as otherwise provided under such laws, ordinances, codes and regulations where applicable. Failure to set forth herein any provisions of any such laws, ordinance code or regulations shall not be deemed to make such provisions inapplicable.

Section 404: General Objectives

The basic objectives of rehabilitation activity within the Project Area shall be to secure and maintain all structures and their environment so as to:

1. prevent the spread as well as the recurrence of blight and substandard conditions;
2. restore deteriorating areas and structures to sound condition;
3. increase and stabilize the economic value of individual properties;
4. create decent, safe and sanitary structures providing the greatest degree of amenity, convenience, usefulness, attractiveness and livability for the occupants and users thereof;
5. preserve significant structures of historic and architectural value in the area.

Section 405: Inspection and Notice

The Authority shall inspect each and every property not designated on May 1 as "Property to be Acquired."

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

URBAN RENEWAL PROGRAM

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (PART I)

and

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (PART II)

(NOTE: If the Redeveloper is an individual or two persons as joint owners and the reuse value is under \$30,000, Form HUD-6004A may be used in place of this form.)

• Purpose and Applicability of These Forms

The attached form of *Redeveloper's Statement for Public Disclosure* is to be used by the Local Public Agency in obtaining the information from proposed redevelopers to be made public by the LPA in accordance with the requirements of Section 105(e) of the Housing Act of 1949, as amended. This form is to be completed by each proposed redeveloper with whom the LPA proposes to enter into a contract for, or understanding with respect to, a disposal of project land, except the Federal Government or a State or local government acquiring project land for a public non-residential use.

The attached form of *Redeveloper's Statement of Qualifications and Financial Responsibility* is for the guidance of the LPA in prescribing the information to be furnished by proposed redevelopers as evidence of their qualifications to undertake the obligations to be imposed under proposed agreements for the purchase or lease of project property for redevelopment or rehabilitation. The information provided for in this form is to be furnished by all redevelopers except the Federal Government and States, municipalities, and other public entities acquiring land for public use.

Submission to HUD Regional Office

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement for Public Disclosure* to the HUD Regional Office.

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement of Qualifications and Financial Responsibility* to the HUD Regional Office *only* if the response to Item 8b is "Yes."

Responsibility of LPA To Determine Adequacy and Legality

No assurance is given that the provisions of the suggested forms will supply all of the information needed by the LPA or that such forms will comply with State and local law. If additional information is needed, the LPA is responsible for making adjustments in the forms so that they will comply with such requirements, bearing in mind also the applicable provisions of the Contract for Loan and Grant and the Housing Act of 1949, as amended.

Use of the Forms

This page should be removed before the forms are furnished to prospective redevelopers.

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper:

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

*(Name of Local Public Agency)*in

*(Name of Urban Renewal or Redevelopment Project Area)*in the City of _____, State of _____,
is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE</u>	<u>ESTIMATED AVERAGE</u>
	<u>MONTHLY RENTAL</u>	<u>SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ _____
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certifications: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____,
is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:
10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u> \$	<u>DATE TO BE COMPLETED</u>
--	-----------------	---------------------	---------------------------------

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) _____

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

- 1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- 2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

INDEX II

This is a detailed street map of a residential neighborhood in New York City. The map shows a grid of streets including Fort Avenue, Highland Avenue, Cedar Street, and Linwood Street. Numerous lot numbers and building footprints are depicted. Zoning designations are marked throughout the area, including R1b, R1c, R2, and A5. A specific area is highlighted with a cross-hatch pattern and labeled with circled numbers 17, 18, 19, and 20. The map also shows various other streets such as Centre Street, Cedar Street, and Linwood Street. The overall layout is typical of a city street map, showing the relationship between streets, lots, and buildings.

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